



Miami-Dade County Board of County Commissioners

Office of the Commission Auditor

Legislative Analysis

Infrastructure and Land Use Committee

May 16, 2006

9:30 AM

Commission Chamber

Charles Anderson, CPA
Commission Auditor

111 NW First Street, Suite 1030
Miami, Florida 33128
305-375-4354

**Miami-Dade County Board of County Commissioners
Office of the Commission Auditor**

Legislative Analysis

**Infrastructure and Land Use Committee
Meeting Agenda**

May 16, 2006

Written analyses for the below listed items are attached for your consideration in this Legislative Analysis.

Item Number(s)

2F	3L
3B & 3C Sub.	4A

Additional Items:

3D	3G
3E	3H
3F	

If you require further analysis of these or any other agenda items, please contact Guillermo Cuadra, Chief Legislative Analyst, at (305) 375-5469.

Acknowledgements--Analyses prepared by:
Tim Riera-Gomez, Senior Legislative Analyst
Elizabeth Owens- Legislative Analyst

LEGISLATIVE ANALYSIS

RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT AT 6326 N.W. 72 AVENUE, MIAMI, WITH 6300 N.W. 72 AVENUE, INC., A FLORIDA CORPORATION FOR PREMISES TO BE UTILIZED BY THE PUBLIC WORKS DEPARTMENT'S TRAFFIC AND SIGNAL SECTION; AND AUTHORIZING THE COUNTY MANAGER TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN

General Services Administration

I. SUMMARY

This resolution seeks to renew a lease for warehouse space at 6300 NW 72 Ave.

The Public Works Department utilizes this facility for the storage of Traffic Signs and Signals.

II. PRESENT SITUATION

The current lease was entered into in June of 2000 for a price of \$5.18 per square foot.

III. POLICY CHANGE AND IMPLICATION

Under the terms of the new lease, the County would pay approximately \$6 per square foot.

There is a provision in the new lease that would allow the County to cancel the lease by giving 90 days written notice.

IV. ECONOMIC IMPACT

\$58,492 for the first year, increasing by 3% each year thereafter.

V. COMMENTS AND QUESTIONS

The PWD may opt to cancel this lease and utilize space at the newly acquired Beacon Lightspeed Building.

LEGISLATIVE ANALYSIS

ITEM 3B: *ORDINANCE PROVIDING FOR RU-RH, ROWHOUSE ZONING DISTRICT; PROVIDING PURPOSE AND INTENT, DEFINITIONS, PERMITTED USES, DEVELOPMENT STANDARDS, DESIGN STANDARDS, OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE, SITE PLAN REVIEW, AND SITE PLAN CHANGES; CREATING ARTICLE XVB AND SECTIONS 33-202.4 THROUGH 33-202.11 OF THE CODE OF MIAMI-DADE COUNTY ("CODE"), FLORIDA; AMENDING SECTIONS 33-2, 33-25.1, 33-133, 33-203.6, 33-207.2, 33-208, 33-217, AND 33-223.1 PERTAINING TO DISTRICTS ENUMERATED AND PERMITTED USES, AND STREETS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE [SEE AGENDA ITEM NOS. 3C , 3C SUB 3D, 3E, 3F, 3G, 3H]*

Commissioner Barbara J. Jordan

ITEM 3C SUBSTITUTE: *ORDINANCE PERTAINING TO ZONING, WORKFORCE HOUSING, BUILDING PERMIT PROCESS AND ENFORCEMENT OF WORKFORCE HOUSING DEVELOPMENT PROGRAM; ESTABLISHING WORKFORCE HOUSING DEVELOPMENT PROGRAM; PROVIDING LEGISLATIVE INTENT, FINDINGS AND PURPOSE, DEFINITIONS, APPLICABILITY, REQUIREMENTS, INCENTIVES, PROGRAM ADMINISTRATION, ENFORCEMENT AND APPEALS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE [SEE ORIGINAL ITEM UNDER FILE NO. 053135]*

Commissioners Barbara J. Jordan and Jose "Pepe" Diaz

I. SUMMARY

The proposed Ordinances address the issue of workforce housing in Miami-Dade County by creating a Rowhouse District, Item 3B, and the Workforce Housing Development Program, Item 3C Substitute.

II. PRESENT SITUATION

As stated in a recent released report on workforce housing from this office, affordable housing for middle-class Americans has become a national concern in recent years. The need has been exacerbated given the escalating prices of new and existing homes and the recent spat of natural disasters which have displaced thousands of citizens in Florida and the Gulf Coast states.

III. POLICY CHANGE AND IMPLICATION

Item 3B if adopted would create the rowhouse district.

Item 3C Substitute if adopted would allow for the implementation of the Workforce Housing Development Program, identifying the workforce target income group as individuals and/or families whose earnings range from 65% to 140% of the County's median income. Policy changes include:

INLUC ITEMS 3B & 3C Substitute

May 16, 2006

- Establishing density bonuses, relaxation of intensity , flexible design criteria to encourage workforce housing development;
- Encouraging development in areas in proximity to mass transit facilities to alleviate traffic pressure and roadway congestion; and
- Establishing the workforce housing trust fund.

IV. ECONOMIC IMPACT

According to staff, it is anticipated that Building, Planning and Zoning and Miami-Dade Housing will absorb the operations of this program with existing staff and since the Workforce Housing Development Program is not a subsidized program, there are no foreseeable economic impacts on the County.

V. COMMENTS AND QUESTIONS

What is the difference between a rowhouse, townhouse and a condominium?

A rowhouse differs from a condominium in that most condominiums are apartments, whereas a rowhouse similar to a townhouse is attached to one or more units separated by a common wall sitting upon land owned by the unit owner. With a condominium, the unit owners jointly own the land and this common interest cannot be separated from the others. Rowhouses and townhouses also have common jointly owned land; however, a rowhouse differs in that it the parking is in the back of the unit and it can have a detached garage in the back with a habitable space above.

See additional information section for related items 3D, 3E, 3F, 3G, and 3H.

LEGISLATIVE ANALYSIS

RESOLUTION PROVIDING FOR THE ELIGIBILITY OF NOT-FOR-PROFIT BUSINESSES UNDER THE COUNTYWIDE BUSINESS ROAD IMPACT ASSISTANCE LOAN PROGRAM

Commissioner Dennis C. Moss

I. SUMMARY

This Resolution seeks to expand the County's Road Impact Fee Assistance Loan Program to include "Not-for-Profit" entities.

II. PRESENT SITUATION

On February 21, 2001, the Board of County Commissioner approved a plan for the Countywide Road Impact Assistance Loan Program (the Program).

The Program was developed to provide relief to businesses adversely affected by County infrastructure improvement projects such as road paving, drainage, and water and sewer projects that have an effect on traffic flow and/or parking in the area of a business.

The Program provides loans not to exceed a five-year repayment period to affected small businesses, within the vicinity of roadway construction project limits, based on established criteria and qualifications.

Some of the current eligibility requirements are:

- Businesses impacted by a project taking longer than 60 days to complete.
- Businesses impacted by more than one (1) project within three (3) years.
- Project that fail to advance according to established schedule (delinquent project) also trigger loan eligibility.
- The BCC can also deem any project eligible for the Program.

In 2002, the BCC amended the Program to provide more flexibility in determining the "creditworthiness" of applicants for the loans. This helped enable more business to become eligible for the Program.

III. POLICY CHANGE AND IMPLICATION

This resolution would expand the Program to include Not-for-Profit organizations which may be adversely impacted by projects.

IV. ECONOMIC IMPACT

Indeterminable.

The County can only estimate approximately how many businesses will apply for the loans based on historical numbers related to the number of projects going on in commercial areas at any given time.

Further, it would only be a guess based on the total number of “Not-for Profit” agencies and their relative ratio to the total number of business.

The cost of each loan comes out of the total project cost for that particular project.

V. COMMENTS AND QUESTIONS

What benchmarks would be used to determine how a “Not-for-Profit” is adversely affected and how much funding it would take to mitigate those affects?

LEGISLATIVE ANALYSIS

ORDINANCE ESTABLISHING PROCUREMENT PROCEDURES FOR CONTRACTS RELATED TO PROJECTS FUNDED IN WHOLE OR IN PART BY BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM FUNDS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE AND EFFECTIVE DATE

County Manager

I. SUMMARY

This ordinance establishes procurement procedures related to projects funded in whole, or in part, by proceeds derived from Miami-Dade County's \$2.9 billion General Obligation Bond (GOB) program.

This item states that municipalities and/or not-for-profit organizations with projects funded through the GOB program may utilize their own procurement procedures.

However, not-for-profit organizations must utilize County procedures if the County owns the property or if the organization operates the facility on behalf of the County.

II. PRESENT SITUATION

Some of these entities have already proceeded with projects under the current County procurement guidelines.

III. POLICY CHANGE AND IMPLICATION

This ordinance will allow municipalities, and some not-for-profit organizations, to utilize their own procurement procedures when contracting out, or procuring services, related to GOB projects.

Some of these municipalities and organizations may have procurement procedures that are less comprehensive than those established by the County.

Approximately \$413,000,000 worth of projects, or about 14% of the total GOB program, would be eligible to utilize their own procurement procedures.

Another \$117,000,000 (or approximately 5%) of the projects would be funded through different types of funds that may or may not require that County procedures be used.

Approximately \$1.9 billion worth of projects would still fall within the County's procurement guidelines.

INLUC ITEM 4(A)

May 16, 2006

IV. ECONOMIC IMPACT

There is no economic impact associated with this ordinance.

V. COMMENTS AND QUESTIONS

None

ADDITIONAL INFORMATION

<u>Item#</u>	<u>Subject Matter</u>	<u>Comments/Questions</u>
3(D)	Amendments to A.O. 4-120; Building Permit Process Alternatives	<p>If Item 3C Substitute, Workforce Housing Development Program, if adopted, this item would allow the approval of an expedited plan review program for development that incorporates workforce housing units.</p> <p>Resolution outlines an expedited building permit process for the Workforce Housing Development Program.</p>
3(E)	Housing Linkage Program Task Force	<p>Resolution implements a task force to determine the feasibility of commercial and industrial development to share in the burden of supplying workforce housing.</p> <p>Housing supply shortage and geographic distance between jobs and available housing impact not only the residential development industry but also the commercial and industrial development industry.</p>
3(F)	Urging municipalities to adopt workforce housing regulations and administrative processes	<p>Resolution urges municipalities to adopt workforce housing regulations and establish processes to require private developers to build workforce housing units.</p> <p>The County Manager and Directors of the Miami-Dade Housing Agency and the Department of Planning and Zoning are direct to meet with the League of Cities to educate the municipalities on the current workforce housing crisis and to assist upon their request for assistance to develop legislation.</p>
3(G)	Creating Administrative Order: Workforce Housing Program	<p>Resolution creates Administrative Order stating that the Miami-Dade Housing Agency shall administer the Workforce Housing Development Program.</p> <p>See handwritten page 8 for 2006 eligibility income limits adjusted for family size.</p>
3(H)	Annual report to gauge the success of the Inclusionary Zoning Program	Resolution directs the County Manager to prepare and submit an annual report on the Workforce Housing Development Program.